

TRANSFER
TAX
PAID

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DEED OF SALE BY PERSONAL REPRESENTATIVE
(TESTATE)

003992

CAROL A. DELANEY, duly appointed and acting as **Personal Representative of the Estate of Louise A. Wyman**, deceased (testate), as shown by the probate records in the County of Kennebec, State of Maine, with each person succeeding to an interest in the real property described below having waived the ten (10) day notice of sale, for consideration of One Dollar and other valuable consideration paid, does hereby **give, grant, bargain, sell and convey** unto the said **CHRISTOPHER M. FITCH**, 18 Cherry Hill Terrace, Waterville, County of Kennebec, State of Maine, his heirs and assigns forever, a certain lot or parcel of land, with the buildings thereon, situate in said **Waterville**, and bounded and described as follows, to wit:

Beginning at a an iron pin in the southerly line of Edgemont Avenue at the northwesterly corner of land or lot now or formerly of Donald S. Winslow; then southerly at right angles to said Avenue ninety (90) feet to an iron pin in the northerly line of land of the Maine Central Railroad Company; thence westerly along the said northerly line seventy five (75) feet to an iron pin; thence northerly along the line of land now or formerly of Costas Datsis ninety (90) feet to an iron pin in the southerly line of said Edgemont Avenue; thence easterly along the southerly line of said Edgemont Avenue seventy-five (75) feet to the point of beginning.

Meaning and intending to convey Lot numbered twenty-three (23) and one-half of Lot numbered twenty-four (24) on Plan of Edgewood Park made by John J. Burleigh, C.E. in August, 1905 and recorded in the Kennebec County Registry of Deeds to which Plan reference is made for a more particular description.

Meaning and intending to convey the same premises described in a Warranty Deed from David A. Lamontagne to Louise A. Wyman dated June 20, 1996 and recorded July 1, 1996 in the Kennebec County Registry of Deeds in Book 5163, Page 281.

A corrective Warranty Deed to be recorded in the Kennebec County Registry of Deeds was obtained from David A. Lamontagne to Carol A. Delaney, Personal Representative of the Estate of Louise A. Wyman. The purpose of that deed was to correct an error in the legal description contained in the prior conveyance. In that description the property line running along the edge of the railroad tracks owned by Maine Central Railroad Company was left out. Louise A. Wyman died on July 7, 1998. The probate of the Estate of Louise A. Wyman is filed in Kennebec County Probate Court under Docket No. 98-353. Carol A. Delaney is the Personal Representative appointed by the Court.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all

the privileges and appurtenances thereof, to the said **CHRISTOPHER M. FITCH**, his heirs and assigns to them and their use and behoof forever.

AND I do COVENANT with the said Grantee as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I and my heirs shall and will Warrant and Defend same to the said Grantee his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said **CAROL A. DELANEY**, as Personal Representative for the Estate of Louise A. Wyman, as Grantor and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set her hand and seal this 3rd day of February in the year of our Lord one thousand nine hundred and ninety-nine.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Carol A. Delaney
CAROL A. DELANEY, As Personal
Representative of the Estate of Louise
A. Wyman

STATE OF MAINE
KENNEBEC, SS.

DATED: 2/3/99

Personally appeared the above named **CAROL A. DELANEY, As Personal Representative of the Estate of Louise A. Wyman** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Peggy A. Benedict
Notary Public/Attorney-At-Law

PEGGY A. BENEDICT
NOTARY PUBLIC
MY COMMISSION EXPIRES ON FEBRUARY 2, 1999

std-031097



RECEIVED KENNEBEC SS.

1999 FEB 11 AM 9:00

ATTEST: Theresa Reed-McManis
REGISTER OF DEEDS